



2014 POPULATION ESTIMATE FOR THE CITY OF HIGH POINT

April 3, 2014

The Planning and Development Department's population estimate for the City of High Point as of April 1, 2014 was developed using the six methodologies listed below and described on the following pages. These six methods produce population figures ranging from a high of 112,859 to a low of 107,993. The population figures derived from the methods employed in the 2014 estimate are listed below:

- **Method 1 ----- 108,491**
- **Method 2 ----- 107,993**
- **Method 3 ----- 108,979**
- **Method 4 ----- 108,341**
- **Method 5 ----- 108,956**
- **Method 6 ----- 112,859**

2014 POPULATION ESTIMATE – 109,270

The above estimate of 109,270 represents the average of the six methods used in this report. It suggests that High Point has been growing at an average annual rate of 1.17% since the 2010 Census was taken on April 1, 2010, at which time the City's population was reported to be 104,371. This year's estimate is an increase of approximately 0.91% over last year's estimate of 108,285.

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Method 1 - New Residences:

This method relies on residential building permits and demolition permits issued by the Inspection Services Division of the Planning and Development Department from April 1, 2010 through March 31, 2014 to provide the net number of new housing units (residences) and new group quarters facilities approved for construction within the city. The number of new housing units was reduced by the 11.5% vacancy rate reported in the 2012 American Community Survey (ACS) 3-year Estimate and then added to the existing occupied housing units in High Point as of April 1, 2010. This estimated number of housing units was then multiplied by the city's average household size of 2.52 persons per household from the 2012 ACS 3-year Estimate to calculate the estimated population living in occupied housing units. This number was then added to the estimated population living in group quarters to calculate the total estimated population. Detailed residential building permit data and related population calculations for Method 1 are shown below.

							Total Occupied Housing Units	Total Population Within Group Quarters
2010 Census							40,912	3,577
Census Year (April 1st through March 31st)	New Single Family Units Approved	Single Family Units Demolished	Net Single Family Housing Units	New Multi-Family Units Approved	Multi-Family Units Demolished	Net Multi-Family Housing Units	Total Housing Units	Total Population Within Group Quarters
2010-11	134	-109	25	88	0	88	113	84
2011-12	190	-90	100	54	0	54	154	300
2012-13	182	-70	112	0	0	0	112	0
2013-14	320	-105	215	48	0	48	263	0
Totals 2010 through 2014	826	-374	452	190	0	190	642	384
Grand Total (2010 Census + 2010 through 2014)							41,554	3,961

Total Housing Units Estimate = 40,912 (2010 Census total occupied housing units) + [642 (Total housing units 2010 through 2014) – 11.5% (2012 ACS 3-yr. Est. vacancy rate)] x 2.52 (2012 ACS 3-yr. Est. average household size) = 101,660 + 3,961 (Estimated Group Quarters) = 108,491

Population Estimate (Method 1) – 108,491

Method 2 - State Estimate:

Based on the North Carolina Office of Budget and Management's most recent official estimate, High Point had a population of 106,393 as of July 1, 2012 (Source: Municipal Populations, 2012, Totals available at: http://www.osbm.state.nc.us/ncosbm/facts_and_figures/socioeconomic_data/population_estimates.shtm). The state's procedure for estimating municipal population relies on annexation data obtained annually from each municipality. This information is used to calculate the population of each of the state's municipalities

for the year preceding the one in which the annexation data is obtained, so the state's municipal population estimates are always one year behind the year the results are published (i.e. the most recent estimate published in 2013 was for 2012). Pursuant to state law, the resulting population estimates are used to determine how state-shared tax revenues are distributed among municipalities.

In estimating municipal populations, the state employs a constant proportion methodology, which assumes that the city grows at the same rate as the population of the county (or counties) in which they are located, in combination with a partitioned change method, which assumes that areas more recently annexed into a municipality grow at a different rate than the rest of the city. To help determine their population estimate, the state uses housing unit totals produced by the U.S. Census Bureau.

The Office of Budget and Management's July 2012 population estimate of 106,393 for High Point reflects an overall increase of approximately 1.9% between April 1, 2010 and July 1, 2012 (27 months) or an average annual growth rate of 0.84% (per twelve months). This represents a constant monthly increase of 0.0711%. Assuming this monthly rate of increase has remained constant since July 1, 2012, High Point's April 1, 2014 population using the state estimate methodology is 107,993.

Population Estimate (Method 2) – 107,993

Method 3 – County Growth Method:

Estimates of High Point's growth by county were obtained from certified county population estimates developed by the state's Office of Budget and Management (Source: Certified County Population Estimates, 2012 available at: http://www.osbm.state.nc.us/ncosbm/facts_and_figures/socioeconomic_data/population_estimates.shtm). The state's county population estimates include a breakdown of the amount of growth due to natural increase (births minus deaths) and in migration, resulting in a single overall growth figure based on these two categories that is used to calculate this method.

The most recent data available from the Office of Budget and Management indicates that Guilford County's estimated population increase between April 1, 2010 and July 1, 2012 was 12,652. The estimated population increases over the same time period for the other three counties containing portions of the City of High Point were 805 for Davidson County; 6,813 for Forsyth County; and 719 for Randolph County. Using a constant proportion method, High Point, which represented 20.27862% of Guilford County's 2010 Census population, and 3.26011% of Davidson County's, 0.00228% of Forsyth County's, and 0.00776% of Randolph County's 2010 Census populations, would receive the same proportional share of each county's population increase. The resulting average monthly growth rate is then projected over the four years since the 2010 Census was taken, amounting to an increase of approximately 4,561 for Guilford County, 47 for Davidson County, 0 for Forsyth County, and 0 for Randolph County, for a total of 4,608.

Therefore, High Point's estimated April 1, 2014 population based on the county growth method includes the sum of its 2010 population (104,371) and the combined total of the estimated growth in each county since 2010 (4,608) for a total of 108,979.

Population Estimate (Method 3) – 108,979

Method 4 - U.S. Census Bureau Municipal Estimates:

The U.S. Census Bureau prepares annual population estimates for municipal jurisdictions using housing unit estimates to distribute the county population to municipalities within each county. These housing unit estimates rely primarily on building permit data to update housing unit changes since the last census. The municipal estimates can be found at: <http://www.census.gov/popest/data/index.html>. The Census Bureau's most recent municipal estimate for the City of High Point is 106,586 as of July 1, 2012. This represents an average annual increase of approximately 0.94% since April 2010 and a constant monthly increase of 0.0778%. Assuming the monthly rate of increase has remained constant since July 1, 2012, High Point's April 1, 2014 population using the U.S. Census Bureau municipal estimate method is 108,341.

Population Estimate (Method 4) – 108,341

Method 5 - U.S. Census Bureau County Estimates:

The U.S. Census Bureau also prepares annual population estimates for each county. These estimates can be found at <http://www.census.gov/popest/index.html>. The most recent figures indicate that Guilford County's population was estimated to be 506,610 as of July 1, 2013, representing an approximately 3.7% increase since April 1, 2010 and a monthly growth rate of 0.093874%. Assuming this monthly growth rate has remained constant since July 1, 2013, Guilford County's April 1, 2014 population would be 510,906. Using the constant proportion method, High Point, representing 20.27862% of Guilford County's 2010 Census population, would also represent 20.27862% of the county's April 1, 2014 population, or 103,605. Similarly, High Point represented 3.26011% of Davidson County's, 0.00228% of Forsyth County's, and 0.00776% of Randolph County's 2010 Census populations. After calculating the monthly growth rates for each of these counties, and assuming the monthly growth rates and proportions of total population have remained constant since July 2013, High Point's share of the estimated April 1, 2014 population is 5,332 for Davidson County; 8 for Forsyth County; and 11 for Randolph County, resulting in a total population of 108,956 for High Point as of April 1, 2014.

Population Estimate (Method 5) – 108,956

Method 6 – U.S. Census Straight-Line Projection:

This method examines the percentage of population growth between 2000 and 2010 as reported by the U.S. Census Bureau in the last two censuses and extends that same growth rate to April 1, 2014. High Point's 2010 population of 104,371 represents a growth rate of 21.59% since 2000 or a constant annual increase of 1.97401%. Applying this rate for the period from April 1, 2010 to April 1, 2014 increases the City's population by 8,488 for a total of 112,859.

Population Estimate (Method 6) – 112,859